



## 12 Highcroft Avenue, Congleton, CW12 3ES

### Open To Offers £575,000

Proudly situated just off 'Park Lane', a truly aspirational address in the vicinity of the affluent village of Mossley, this established property makes for a truly special home that will undoubtedly appeal to a wide range of discerning buyers who've perhaps been struggling to find the right lifestyle in today's busy marketplace.

No matter how you use this home, the grounds are as impressive as they are established. The property exudes kerb appeal sitting behind a gated driveway and the grounds to all sides are established and beautifully landscaped. The driveway is fit for several vehicles and leads to the vast double garage whilst the rear gardens are ideal for relaxing and entertaining. Inside the home the accommodation is wonderfully proportioned and enjoys almost 2400 square feet of well presented internal space to suit a number of lifestyles. Four double bedrooms, two stunning bathrooms, two large reception rooms, a dining kitchen with utility room...the list goes on and on!

Locally, the beautiful village of Mossley is a short stroll away from your front door and offers an array of community friendly amenities at 'Hightown', a well supported village feel awaits you and offers a post office, pharmacy, great chippy, convenience stores, hairdressers, takeaways and three fabulous pubs with lovely beer gardens!

Mossley also plays host to Congleton train station making this home ideal for commuters or those who like to travel to our neighbouring cities and towns.

For the upsizing family, Mossley C of E primary school is within easy reach and is a very popular option amongst parents. However, primary and secondary education options are all accessible in both private and state sectors. Wonderful countryside is on your doorstep via the nearby towpaths of the Macclesfield canal, your gateway to Cheshire and the Peaks.

We could talk about this home all day long but we implore you to take a look at our guided video tour and then call us to book a viewing!

## **Entrance**

**Hall 4.21 x 4.19 (1.22m.6.40m x 1.22m.5.79m)**

## **Cloakroom**

**Lounge 17'7" x 14'11" (5.36 x 4.57)**

**Dining room 14'11" x 11'11" (4.57 x 3.65)**

**Conservatory 8'11" x 8'5" (2.74 x 2.59)**

**Breakfast kitchen 23'1" x 11'5" (7.06 x 3.50)**

**Utility 8'0" x 7'10" (2.44 x 2.41)**

**Stairs and galleried landing 19'2" x 8'2" (5.86 x 2.51)**

**Bedroom one 17'4" x 14'1" (5.30 x 4.31)**

**En suite 8'0" x 5'4" (2.46 x 1.65)**

**Bedroom two 14'9" x 11'9" (4.52 x 3.60)**

**Bedroom three 14'9" x 10'0" (4.52 x 3.07)**

**Bedroom four 10'0" x 7'1" (3.05 x 2.16)**

**Bathroom 8'0" x 8'0" (2.44 x 2.44)**

## **Driveway**

**Integral double garage 18'2" x 17'3" (5.56 x 5.28)**

**Summerhouse/workshop 13'5" x 8'4" (4.11 x 2.56)**

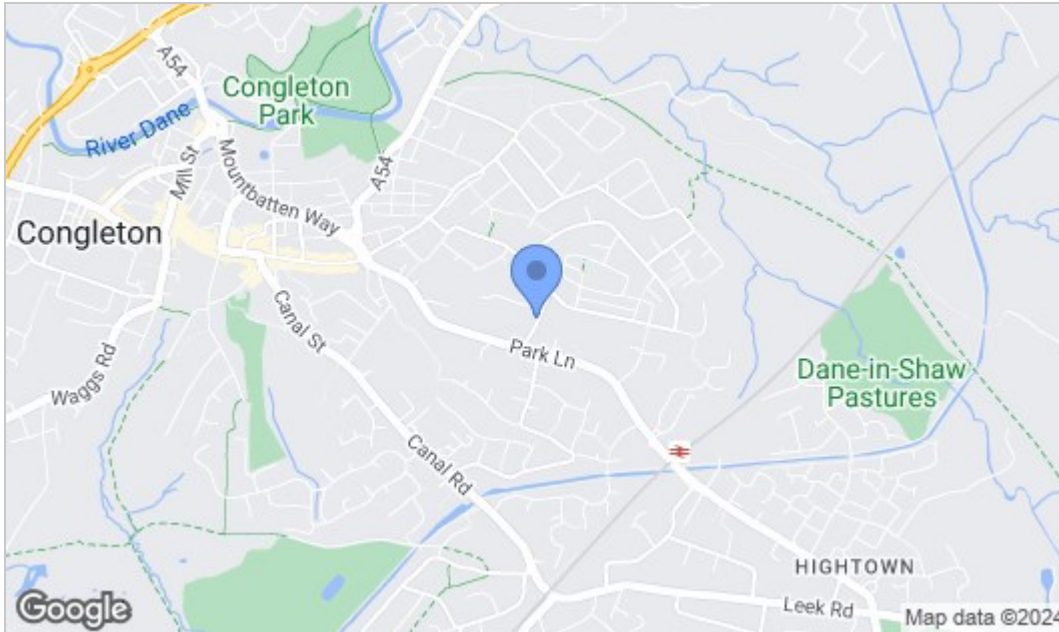
## Floor Plan



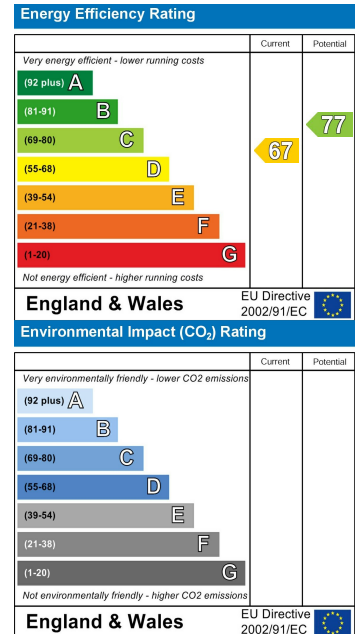
Total Area: 220.3 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only.

## Area Map



## Energy Efficiency Graph



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